

# COMMITTEE OF THE WHOLE PUBLIC MEETING

Zoning By-law Amendment (Z.20.35) and Site  
Plan Application (DA.20.058)

9575 Keele Street

March 1<sup>st</sup>, 2022 @ 7 PM  
City of Vaughan

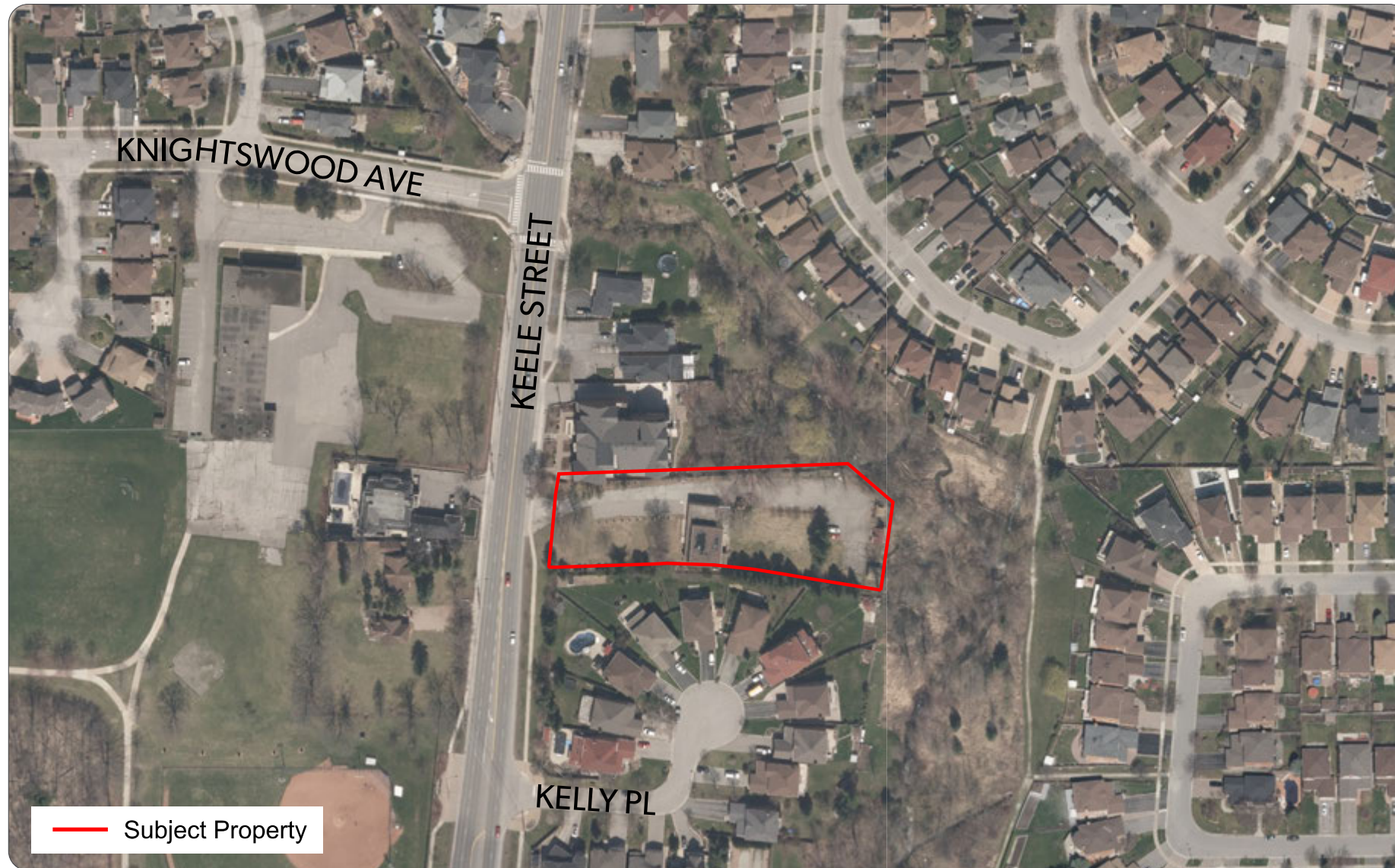
COMMUNICATION C307  
ITEM NO. 1  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
March 1, 2022

# AGENDA

1. Location of the Subject Property
2. Previous Proposed Development (October 2020)
3. Revised Proposed Development (November 2021)
4. Next Steps



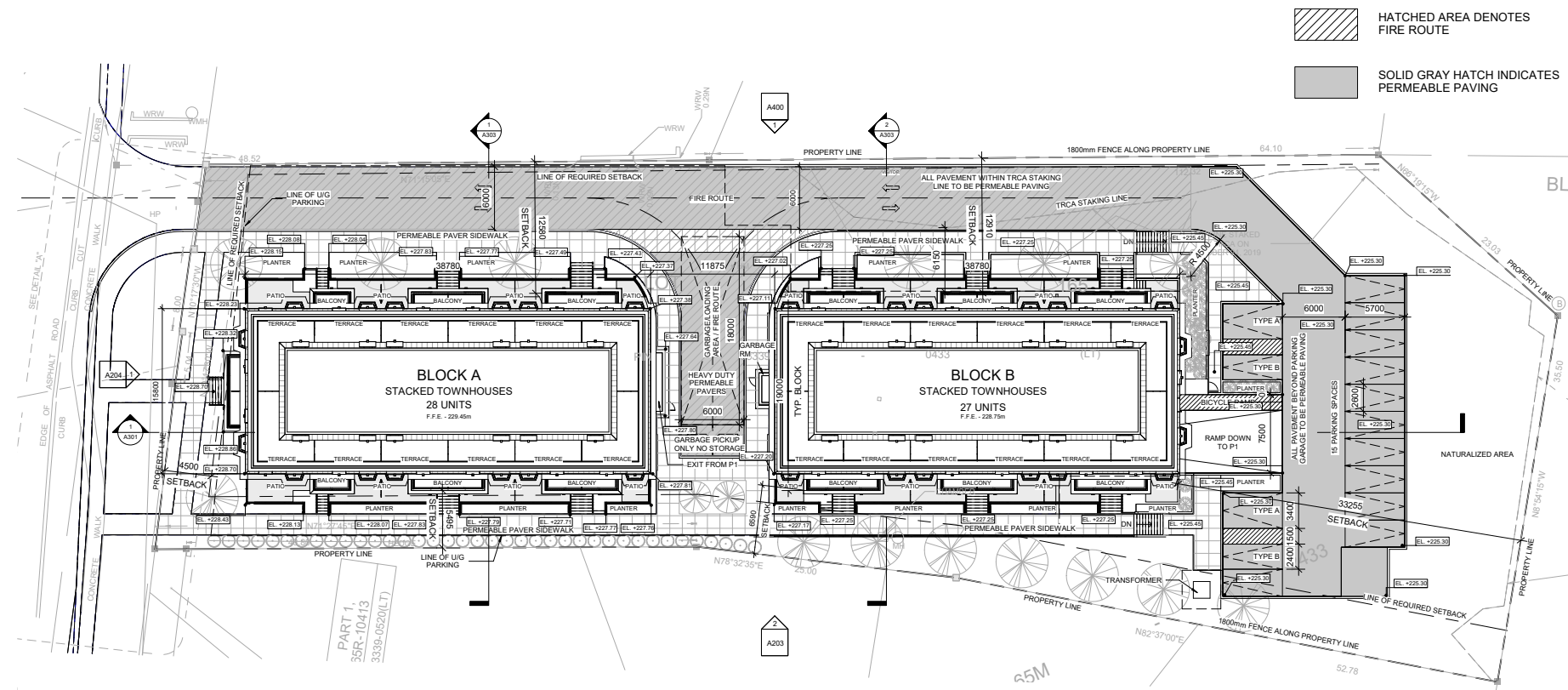
# LOCATION OF THE SUBJECT PROPERTY



Aerial Photo of the Subject Property

- Located on the east side of Keele Street, north of Rutherford
- 5,192 m<sup>2</sup> (1.28 acres) in size with 35 meters frontage along Keele Street
- Existing residential dwelling with accessory structures located on the property
- Located in an area that is largely characterized by residential uses in the form of single detached dwellings
- Commercial uses are located near Major Mackenzie Drive West and Rutherford Road
- Rutherford GO and Maple GO stations are located within a 2-kilometre radius

# NEIGHBOURHOOD CONTEXT



- Two 3-storey stacked townhouse condominium blocks
- 95 total parking spaces, (including 4 accessible parking spaces), and 39 bicycle parking spaces
- **Block A:** GFA of 2,590 sqm and 28 stacked townhouse units
- **Block B:** GFA of 2,532 sqm and 27 stacked townhouse condominium units

Proposed Site Plan prepared by KFA Architects



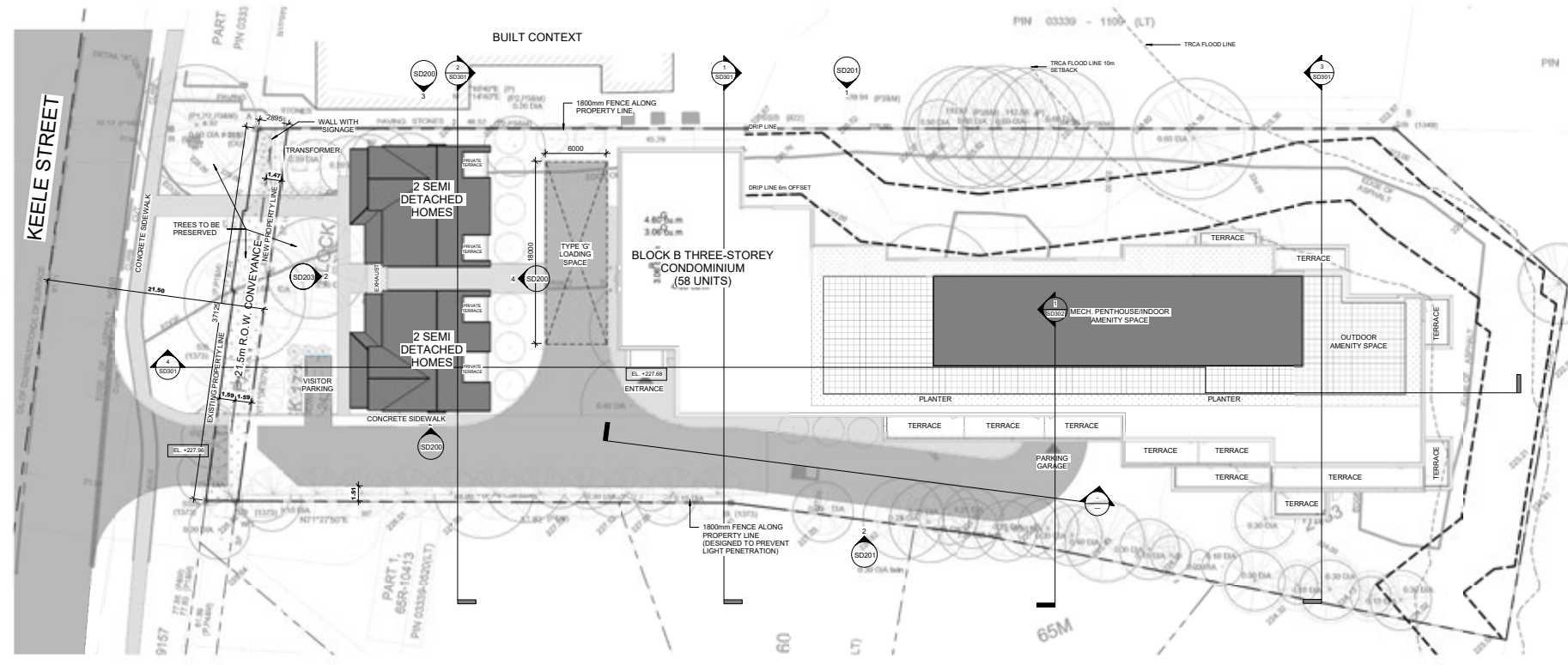
# PREVIOUS PROPOSED DEVELOPMENT RENDERINGS



Rendering prepared by KFA Architects



# REVISED PROPOSED DEVELOPMENT (NOVEMBER 2021)



Proposed Site Plan prepared by KFA Architects

- Two semi-detached houses fronting onto Keele Street
- 3-storey condominium building comprising of 56 units which in range in size from 1-bedroom, 2-bedroom and 3-bedroom units
- 79 parking stalls, including 78 parking spaces located throughout one level of underground parking



# REVISED PROPOSED DEVELOPMENT RENDERINGS



Rendering prepared by KFA Architects

# CHANGES TO PROPOSED DEVELOPMENT

- Revised from 2-blocks of stacked townhouses to a 3-storey condominium building
- Reduction in the condominium building height from 4-storeys to 3-storeys
- Inclusion of two semi-detached houses fronting onto Keele Street with a third multi-unit building behind to break up the development and to reduce the associated height
- Semi-detached houses fronting onto Keele Street are Victorian vernacular inspired to conform to the heritage district
  - The primary materials are red brick with buff brick quoins and detailing, a stone-like foundation, cast “stone” windowsills, bay windows and a gable roof line
- 30-meter buffer from the existing natural hazard and natural heritage features located to the east of the property
- Driveway reallocation to the south side of the subject property to protect the 3-existing trees fronting onto Keele Street



# NEXT STEPS

- Have consideration for comments and feedback received during the public meeting
- Update proposed development and supporting documentation to reflect comments received from City Staff and external agencies
- Re-submit Zoning By-law Amendment and Site Plan Approval applications to the City of Vaughan for review

# ELEVATIONS



North Elevation



South Elevation



# Thank You

## Comments & Questions?

Katie Pandey, MES, MCIP, RPP  
Associate, Weston Consulting  
kpandey@westonconsulting.com  
905-738-8080 ext. 335

Alyson Naseer, B.URPL, MSc.M  
Planner, Weston Consulting  
anaseer@westonconsulting.com  
905-738-8080 ext. 278